

SNAPSHOT of HOME Program Performance--As of 06/30/11
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
			PJs in State:	93			
Program Progress:							
% of Funds Committed	83.85 %	92.37 %	84	92.63 %	5	7	
% of Funds Disbursed	80.12 %	86.15 %	66	86.67 %	15	18	
Leveraging Ratio for Rental Activities	4.94	5.74	1	5.03	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	77.03 %	86.19 %	72	88.14 %	11	10	
% of Completed CHDO Disbursements to All CHDO Reservations***	44.22 %	74.83 %	77	76.19 %	5	7	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	77.69 %	82.01 %	64	81.48 %	28	31	
% of 0-30% AMI Renters to All Renters***	55.37 %	41.14 %	26	45.62 %	70	67	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	86.78 %	96.55 %	82	96.17 %	7	9	
Overall Ranking:			In State:	63 / 93	Nationally:	16 21	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$36,026	\$38,718		\$28,750	121 Units	42.00 %	
Homebuyer Unit	\$64,041	\$22,136		\$15,714	70 Units	24.30 %	
Homeowner-Rehab Unit	\$44,167	\$27,679		\$21,140	58 Units	20.10 %	
TBRA Unit	\$11,537	\$2,683		\$3,230	39 Units	13.50 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (287 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): El Monte CA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$140,200	\$218,323	\$46,937
State:*	\$144,444	\$118,074	\$29,157
National:**	\$103,194	\$78,960	\$24,147

CHDO Operating Expenses:
(% of allocation)

PJ:	3.8 %
National Avg:	1.2 %

R.S. Means Cost Index: 1.09

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	17.1	2.9	27.6	0.0	Single/Non-Elderly:	4.8	11.4	15.5	0.0
Black/African American:	1.9	1.4	0.0	0.0	Elderly:	71.4	1.4	34.5	0.0
Asian:	35.2	27.1	5.2	0.0	Related/Single Parent:	9.5	5.7	20.7	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0	Related/Two Parent:	7.6	70.0	25.9	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	5.7	11.4	3.4	0.0
American Indian/Alaska Native and White:	0.0	0.0	1.7	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	1.9	1.4	3.4	0.0					
Asian/Pacific Islander:	1.0	18.6	0.0	0.0					
ETHNICITY:									
Hispanic	42.9	48.6	62.1	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	58.1	1.4	25.9	0.0	Section 8:	0.0	0.0 #		
2 Persons:	23.8	12.9	31.0	0.0	HOME TBRA:	1.0			
3 Persons:	5.7	21.4	12.1	0.0	Other:	1.0			
4 Persons:	4.8	38.6	6.9	0.0	No Assistance:	98.1			
5 Persons:	1.9	17.1	10.3	0.0					
6 Persons:	1.9	7.1	6.9	0.0					
7 Persons:	0.0	0.0	3.4	0.0					
8 or more Persons:	3.8	1.4	3.4	0.0	# of Section 504 Compliant Units / Completed Units Since 2001				0

* The State average includes all local and the State PJs within that state

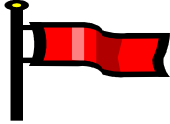
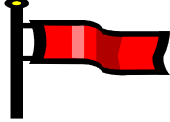
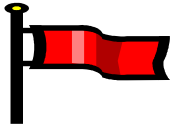
** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): El Monte State: CA Group Rank: 16
 (Percentile)
 State Rank: 63 / 93 PJs Overall Rank: 21
 (Percentile)
 Summary: 3 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 85.50%	77.03	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 60.40%	44.22	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	77.69	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.15%	86.78	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.980	2.92	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2006 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

